



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
*PLANNING BOARD*

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## DRAFT

## MINUTES

November 10, 1997

**Interviews with Engineering Firms offering Consulting Services for Project Review:**  
**The BSC Group, Inc. (Boston), David Crispin, PE and Matthew Brassard,**  
**PE, representatives**  
**Earth Tech (Concord), Dale MacKinnon, PE, Project Manager,**  
**representative**

### **DISCUSSION:**

- **Memo to Selectmen regarding purchase of the O'Rourke property**
- **Preparation for All-Board Meeting (scheduled 11/12/97)**
- **Response to FinCom's FY99 preliminary budget guidelines (due 11/20/97)**
- **Review of presentation and background for Open Forum on Subdivision Rules and Regulations (scheduled 11/13/97)**
- **Discussion of "informal conceptual plan" for subdivision of land at 662 West St., as per Rules and Regs., Art. II, Sec. 5.A(3) (Chris Fleming)**

Chair Yanofsky called the meeting to order at 7:15 p.m.. Members Abend, Duscha, Epstein, Hengeveld, LaLiberte, and Tice were present. Also present was Planning Administrator George Mansfield. Roy J. Watson, Jr. of 160 Carroll Drive was also present for the entire meeting.

The **minutes** of the meeting of October 27, 1997 were reviewed and minor corrections and clarifications were made. Hengeveld moved to accept the minutes as amended. Duscha seconded and the minutes were approved 7-0.

**Memo to Selectmen regarding purchase of the O'Rourke property**

The Board discussed a request from Vivian Chaput in which she wished to know the Planning Board's position regarding the purchase of the O'Rourke property. It was noted that the Board had already forwarded a memo to the Selectmen dated 9/25/97 which recommended purchase of the property. Yanofsky speculated that Chaput would like more information on the Board's evaluation of the development possibilities on this land. Members expressed concern over this since they had only been presented with a very sketchy conceptual plan.

Abend moved to prepare a short memo to the Selectmen indicating that the Planning Board supports the Town's purchase and development of the property. Epstein offered an amendment to the motion stating that **The Planning Board continues to recommend the purchase of the O'Rourke property as stated in their previous memo dated 9/25/97.** Abend accepted the amendment to his motion and Hengeveld seconded.

Abend later moved to submit a memo to the Selectmen as read. Several Board members made amendments to the memo which was then seconded by Hengeveld and approved 6-0-1 with Duscha abstaining.

Tice moved to forward a similar statement to the *Mosquito*. Duscha seconded. Abend suggested and then moved that a copy of the same memo be sent to the *Mosquito*. Tice seconded this and it was approved 5-0-2 with Duscha and Epstein abstaining.

**Interview with The BSC Group, Inc. (Boston), David Crispin, PE and Matthew Brassard, PE, representatives**

Abend noted for the public record that his firm has a business relationship with BSC.

The two representatives of BSC gave an overview of their company and explained the services they could offer to the Planning Board. They then answered specific questions from PB members.

**Interview with Earth Tech (Concord), Dale MacKinnon, PE, Project Manager, and Barbara Thissell, representatives**

The representatives gave some company background and explained the services they could offer to the Planning Board. The PB members then asked some additional questions and requested samples of reviews they have prepared for other towns.

The Board told both firms that they would discuss the interviews at their next meeting and then make their decision.

**Preparation for All-Board Meeting (scheduled 11/12/97)**

Abend and Epstein agreed to attend the All-Board Meeting from 7:30 to 8:15 p.m. It was agreed that they should give an overview of the new Subdivision Rules and Regs. and encourage dialogue with the other town boards. The Planning Board also wished other boards to understand the heavy workload it anticipates and the possibility of revisiting the Open Space Development bylaw proposal.

Regarding other meetings this week, Yanofsky will try to attend an all-day Chapter 61 seminar on 11/12/97 and Tice agreed to attend the MAGIC meeting on 11/13/97.

**Response to FinCom's FY99 preliminary budget guidelines (due 11/20/97)**

The Board agreed that Yanofsky, Tice and Mansfield should work on this outside of the meeting.

**Review of presentation and background for Open Forum on Subdivision Rules and Regulations (scheduled 11/13/97)**

The Board discussed format for the Open Forum and assigned specific topics to certain members. Abend agreed to discuss roadway design and traffic study issues as well as the issue of pork chops and driveway access zones. Epstein agreed to go through his list of highlights following an overview given by Yanofsky. He also took responsibility for addressing the issue of tree preservation and explaining the foundation of the revisions.

The Board agreed to be up front in identifying and addressing the problems it has discovered within the new Rules and Regs.

**Discussion of "informal conceptual plan" for subdivision of land at 662 West St., as per Rules and Regs., Art. II, Sec. 5.A(3) (Chris Fleming)**

The applicant, Chris Fleming, was present. Also present were Marge Getchell and Susan Carlson of West St. and Ken Harte of Estabrook Road.

Fleming presented two new plans to the Board. The first plan places the 800 ft. subdivision road closer to the property line and curves it around the meadow creating 4

lots plus the existing one. The second plan was designed as a conservation cluster with the same number of lots. Each lot has a minimum of 2 acres with approximately 5 acres of open space total. The driveway is 12 ft. wide and approximately 1000 ft. long. With an ANR, Fleming would only be able to create 3 lots.

The Board reiterated the importance of meeting the requirements for development of a conservation cluster. Yanofsky suggested asking the Trails Committee if they have any plans for trails on this property. Tice suggested looking into a conservation restriction on the meadow and Epstein added that preserving the actual view of the meadow is also important. LaLiberte said that based on the discussion and the conceptual plans presented, he prefers the conservation cluster because of its roadway design, but would like to confirm this with a site walk. A site walk for the Board was scheduled on Saturday, November 15 at 9:00 a.m. Hengeveld suggested that they walk a route which approximates the proposed driveway.

(Chair Yanofsky left the meeting and Hengeveld became Acting Chair.)

Ken Harte suggested that the front lot also be included in the conservation cluster and that more open space be left on the property toward the abutting Pannell land.

Mansfield asked about the status of the land in Acton which abuts the property, but no clear answer could be provided.

Fleming asked if he would be able to choose a plan and go forward after the site walk. He was told that he could do so, or he could bring more questions to the Board at their next meeting. Epstein reminded Fleming that he would need to prove that the land meets conservation cluster requirements at a public hearing. Mansfield also suggested that Fleming schedule a meeting with the PA and other appropriate boards during the week.

LaLiberte moved to adjourn. Tice seconded. The meeting was adjourned at 10:25 p.m.

Respectfully submitted,



Anja M. Stam  
Recording Secretary